



Federal Emergency Management Agency

Washington, D.C. 20472

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:

Case No.: 98-09-1138P

The Honorable Jeff Griffin
Mayor, City of Reno
P.O. Box 1900
Reno, NV 89505

Community: City of Reno, Nevada
Community No.: 320020
Panels Affected: 32031C3156 E and 3158 E
Effective Date of **MAR 01 1999**
This Revision:

102-I-A-C

Dear Mayor Griffin:

This responds to a request that the Federal Emergency Management Agency (FEMA) revise the effective Flood Insurance Rate Map (FIRM) for Washoe County, Nevada and Incorporated Areas (the effective FIRM for your community), in accordance with Part 65 of the National Flood Insurance Program (NFIP) regulations. In a letter dated September 13, 1998, Ms. Margaret F. Bowker, P.E., Principal, Nimbus Engineers, requested that FEMA revise the FIRM to show the effects of more detailed topographic information along Evans Creek from approximately 1,800 feet upstream to approximately 1,500 feet downstream of Lakeside Drive.

All data required to complete our review of this request were submitted with letters from Ms. Bowker.

We have completed our review of the submitted data and the flood data shown on the effective FIRM and Flood Insurance Study (FIS) report. We have revised the FIRM to modify the elevations, floodplain boundary delineations, and zone designations of the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood) along Evans Creek from approximately 1,800 feet upstream to approximately 1,500 feet downstream of Lakeside Drive. As a result of the modifications, the base flood elevations (BFEs) for Evans Creek increased in some areas and decreased in other areas; the width of the Special Flood Hazard Area (SFHA), the area that would be inundated by the base flood, increased in some areas and decreased in other areas; an SFHA was added along Evans Creek from approximately 1,000 feet upstream to approximately 1,800 feet upstream of Lakeside Drive; the apex of the Evans Creek alluvial fan shifted from approximately 1,000 feet upstream to just upstream of Lakeside Drive. All increases in BFE and SFHA width along Evans Creek are a result of more detailed topographic information. The modifications are shown on the enclosed annotated copies of FIRM Panel(s) 32031C3156 E and 32031C3158 E. This Letter of Map Revision (LOMR) hereby revises the above-referenced panel(s) of the effective FIRM and the affected portions of the FIS report, both dated September 30, 1994.

Because this revision request also affects the unincorporated areas of Washoe County, a separate LOMR for that community was issued on the same date as this LOMR.

The modifications are effective as of the date shown above. The map panel(s) as listed above and as modified by this letter will be used for all flood insurance policies and renewals issued for your community.

The following table is a partial listing of existing and modified BFEs:

Location	Existing BFE (feet)*	Modified BFE (feet)*
Approximately 1,000 feet upstream of Lakeside Drive	Depth 1	None
Just upstream of Lakeside Drive	Depth 1	Depth 2
Just downstream of Lakeside Drive	Depth 1	Depth 2
Approximately 1,500 feet downstream of Lakeside Drive	Depth 1	None

*Referenced to the National Geodetic Vertical Datum, rounded to the nearest whole foot

Public notification of the proposed modified BFEs will be given in the *Reno Gazette-Journal* on or about March 24 and March 31, 1999. A copy of this notification is enclosed. In addition, a notice of changes will be published in the *Federal Register*. Within 90 days of the second publication in the *Reno Gazette-Journal*, a citizen may request that FEMA reconsider the determination made by this LOMR. Any request for reconsideration must be based on scientific or technical data. All interested parties are on notice that, until the 90-day period elapses, the determination to modify the BFEs presented in this LOMR may itself be modified.

Because this LOMR will not be printed and distributed to primary users, such as local insurance agents and mortgage lenders, your community will serve as a repository for these new data. We encourage you to disseminate the information reflected by this LOMR throughout the community, so that interested persons, such as property owners, local insurance agents, and mortgage lenders, may benefit from the information. We also encourage you to prepare a related article for publication in your community's local newspaper. This article should describe the assistance that officials of your community will give to interested persons by providing these data and interpreting the NFIP maps.

We will not physically revise and republish the FIRM and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel(s) and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

This LOMR is based on minimum floodplain management criteria established under the NFIP. Your community is responsible for approving all floodplain development, and for ensuring all necessary permits required by Federal or State law have been received. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If the State, county, or community has adopted more restrictive or comprehensive floodplain management criteria, these criteria take precedence over the minimum NFIP criteria.

This determination has been made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and is in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed minimum NFIP criteria. These criteria are the minimum and do not supersede any State or local requirements of a more stringent nature. This includes adoption of the effective FIRM to which the regulations apply and the modifications described in this LOMR. Our records show that your community has met this requirement.

A Consultation Coordination Officer (CCO) has been designated to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Ms. Dorothy M. Lacey
 Director, Mitigation Division
 Federal Emergency Management Agency, Region IX
 The Presidio of San Francisco, Building 105
 San Francisco, California 94129-1250
 (415) 923-7177

FEMA makes flood insurance available in participating communities; in addition, we encourage communities to develop their own loss reduction and prevention programs. Our Project Impact initiative, developed by FEMA Director James Lee Witt, seeks to focus the energy of businesses, citizens, and communities in the United States on the importance of reducing their susceptibility to the impact of all natural disasters, including floods, hurricanes, severe storms, earthquakes, and wildfires. Natural hazard mitigation is most effective when it is planned for and implemented at the local level, by the entities who are most knowledgeable of local conditions and whose economic stability and safety are at stake. For your information, we are enclosing a Project Impact Fact Sheet. For additional information on Project Impact, please visit our Web site at www.fema.gov.

If you have any questions regarding floodplain management regulations for your community or the NFIP in general, please contact the CCO for your community at the telephone number cited above. If you have any technical questions regarding this LOMR, please contact Mr. Max Yuan of our staff in Washington, DC, either by telephone at (202) 646-3843 or by facsimile at (202) 646-4596.

Sincerely,



Max H. Yuan, P.E., Project Engineer
 Hazards Study Branch
 Mitigation Directorate

For: Matthew B. Miller, P.E., Chief
 Hazards Study Branch
 Mitigation Directorate

Enclosure(s)

cc: The Honorable Joanne Bond
 Chairperson, Washoe County
 Board of Supervisors

Mr. Leonard Crowe
 Flood Control Manager
 Washoe County

Mr. Dave Price
 Washoe County Engineer

Ms. Margaret F. Bowker, P.E.
 Principal
 Nimbus Engineers

CHANGES ARE MADE IN DETERMINATIONS OF BASE FLOOD ELEVATIONS FOR THE CITY OF RENO AND THE UNINCORPORATED AREAS OF WASHOE COUNTY, NEVADA, UNDER THE NATIONAL FLOOD INSURANCE PROGRAM

On September 30, 1994, the Federal Emergency Management Agency identified Special Flood Hazard Areas (SFHAs) in the City of Reno and the unincorporated areas of Washoe County, Nevada, through issuance of a Flood Insurance Rate Map (FIRM). The Mitigation Directorate has determined that modification of the elevations of the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood) for certain locations in these communities is appropriate. The modified base flood elevations (BFEs) revise the FIRM for the communities.

The changes are being made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and are in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65.

A hydraulic analysis was performed to incorporate more detailed topographic information and has resulted in an increase and decrease in SFHA width and increased and decreased BFEs for Evans Creek from approximately 2,600 feet upstream to approximately 1,500 feet downstream of Lakeside Drive. The table below indicates existing and modified BFEs for selected locations along the affected lengths of the flooding source(s) cited above.

Location	Existing BFE (feet)*	Modified BFE (feet)*
¹ Approximately 1,000 feet upstream of Lakeside Drive	Depth 1	None
¹ Just upstream of Lakeside Drive	Depth 1	Depth 2
^{1,2} Just downstream of Lakeside Drive	Depth 1	Depth 2
^{1,2} Approximately 1,500 feet downstream of Lakeside Drive	Depth 1	None

¹City of Reno

²Unincorporated areas of Washoe County

*National Geodetic Vertical Datum, rounded to nearest whole foot

Under the above-mentioned Acts of 1968 and 1973, the Mitigation Directorate must develop criteria for floodplain management. To participate in the National Flood Insurance Program (NFIP), the community must use the modified BFEs to administer the floodplain management measures of the NFIP. These modified BFEs will also be used to calculate the appropriate flood insurance premium rates for new buildings and their contents and for the second layer of insurance on existing buildings and contents.

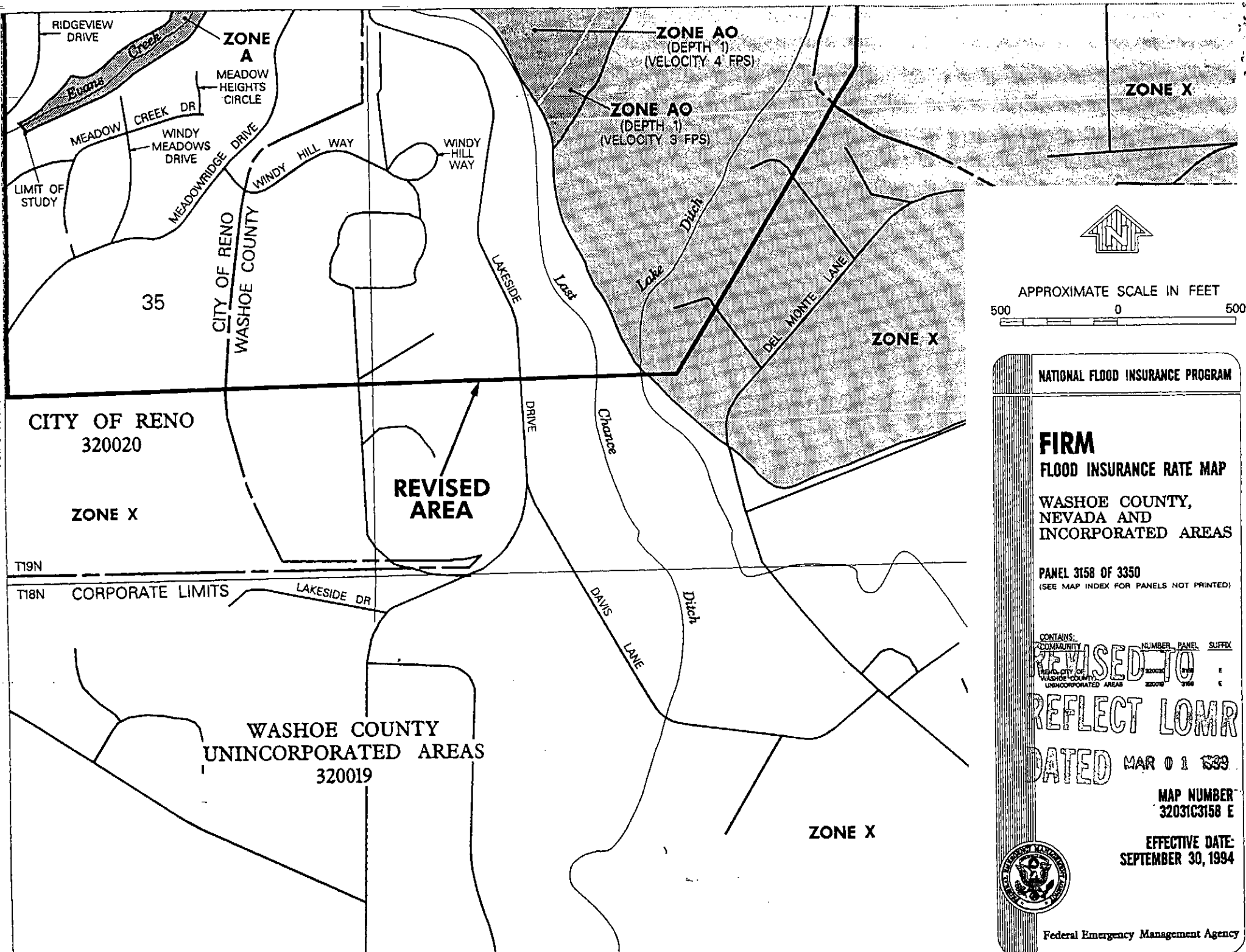
Upon the second publication of notice of these changes in this newspaper, any person has 90 days in which he or she can request, through the Chief Executive Officer of the community, that the Mitigation Directorate reconsider the determination. Any request for reconsideration must be based on knowledge of changed conditions or new scientific or technical data. All interested parties are on notice that until the 90-day period elapses, the Mitigation Directorate's determination to modify the BFEs may itself be changed.

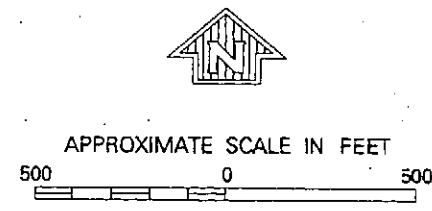
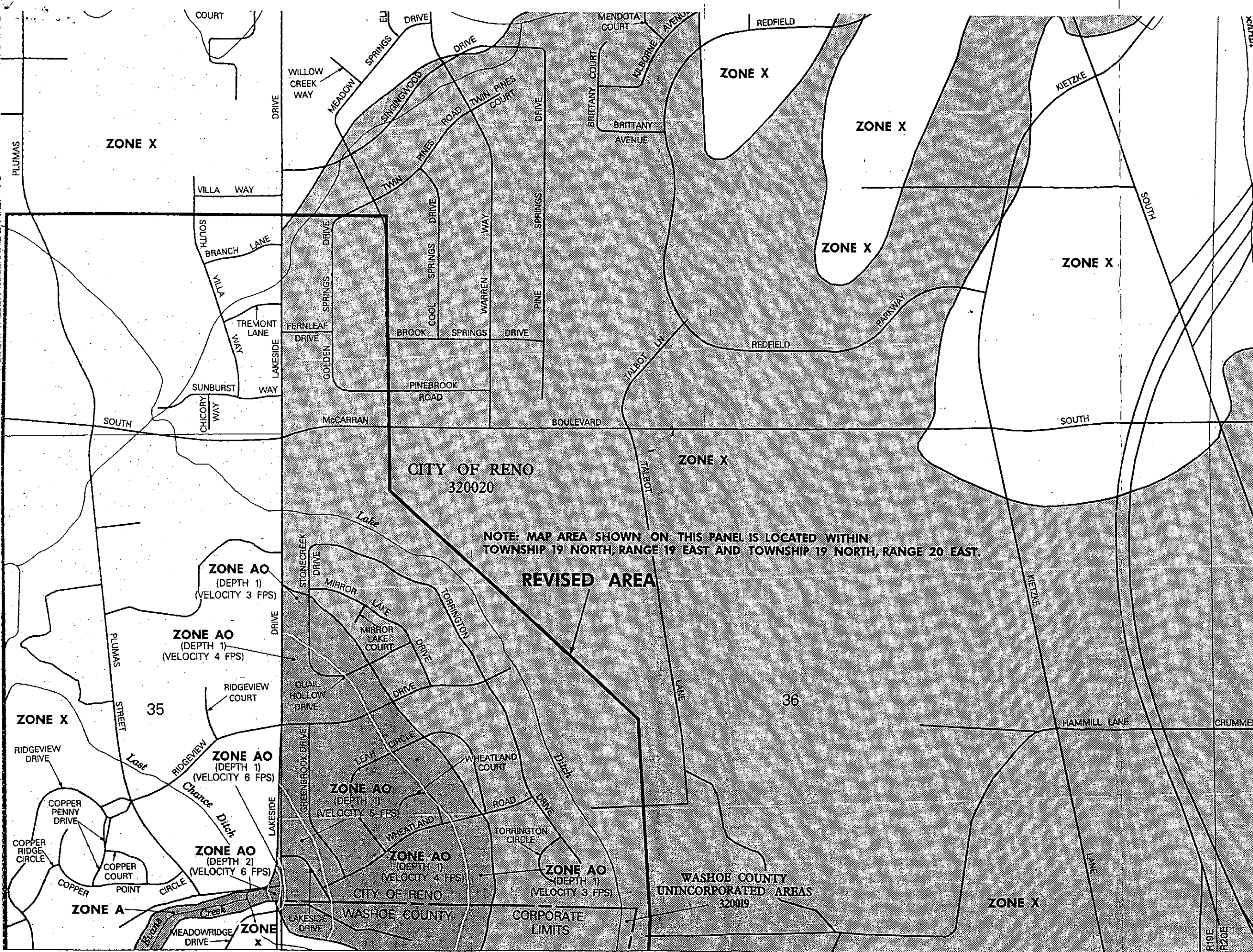
Any person having knowledge or wishing to comment on these changes should immediately notify:

The Honorable Jeff Griffin
Mayor, City of Reno
P.O. Box 1900
Reno, NV 89505

OR

The Honorable Joanne Bond
Chairperson, Washoe County
Board of Supervisors
P.O. Box 11130
Reno, NV 89520





NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

**WASHOE COUNTY,
NEVADA AND
INCORPORATED AREAS**


PANEL 3156 OF 3350
(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS COMMUNITY	NUMBER	PANEL	SUFFIX
RENO, CITY OF	320020	3156	E
WASHOE COUNTY UNINCORPORATED AREAS	320019	3156	E

**REVISED TO
REFLECT LOMR
DATED MAR 01 1999**

**MAP NUMBER
32031C3156 E**

**EFFECTIVE DATE:
SEPTEMBER 30, 1994**


Federal Emergency Management Agency